

**CITY OF MILPITAS PLANNING COMMISSION
AGENDA FOR MARCH 10, 2004
CITY HALL COUNCIL CHAMBERS 7:00 P.M.
455 E. CALAVERAS BLVD., MILPITAS, CA 95035
(408) 586-3279**

- I. PLEDGE OF ALLEGIANCE**
- II. ROLL CALL**
- III. PUBLIC FORUM**

Members of the audience are invited to address the Planning Commission on any subject not on tonight's agenda. Speakers must come to the podium, state their name and address for the Secretary's record, and limit their remarks to under two minutes. As an unagendized item, no response is required of the City staff or the Commission; however, the Commission may agendize the item for a future meeting.

- IV. APPROVAL OF MINUTES:** February 25, 2004
- V. ANNOUNCEMENTS**
- VI. APPROVAL OF THE AGENDA**
- VII. CONSENT CALENDAR (Items with an asterisk *)**

At this time any member of the Planning Commission, member of the audience, or staff may request of the Planning Commission to have any item removed from or added to the consent calendar. If removed, this item will be discussed in the order which it appears on the agenda.

VIII. PUBLIC HEARING

- 1. USE PERMIT NO. UP2003-59, ENVIRONMENTAL IMPACT ASSESSMENT NO. EA2004-3:** Request to operate a religious facility that includes religious study and worship in a vacant 61,122 square foot research and development building located in the Dixon Landing Business Park, zoned Industrial Park (MP), at 1494 California Circle (APN: 022-37-011). Applicant: Everlasting Private Foundation. Project Planner: Kim Duncan, (408) 586-3283. (PJ #3172) *(Recommendation: Approval with Conditions)*
- * 2. USE PERMIT AMENDMENT NO. UA2004-3 AND "S" ZONE APPROVAL AMENDMENT NO. SA2004-12:** Request for a new 15-foot tall freestanding sign to replace an existing monument sign for the Shell Gas Station located at 900 Jacklin Road (APN: 028-05-017), zoned Highway Service. Applicant: Arc, Inc. Project Planner: Staci Pereira, (408) 586-3278. (PJ #2364). *(Recommendation: Approval with Conditions)*

- * 3. **SITE AND ARCHITECTURE REVIEW (SZ2003-12), USE PERMIT'S NO. UP2002-42, UP2003-57, UP2003-58 AND UP2004-1.** *(Continued from February 25, 2004):* A request to demolish and redevelop a part of the Town Center shopping center, which would include a new 54,000 square foot supermarket with the sale of all types of alcoholic beverages, a 32-seat Coffee café within Safeway, and three (3) new freestanding signs within the shopping center. (APN: 028-12-004, 006, 013, 014, 016 & 019). Applicant: Shapell Industries of Northern California. Project Planner: Troy Fujimoto, (408) 586-3287 (PJ #3153) *(Recommendation: Continue to March 24, 2004)*
- * 4. **USE PERMIT NO. UP2002-42 AND SITE AND ARCHITECTURE REVIEW (SZ2003-13)** *(Continued from February 25, 2004):* A request to construct 65 townhouses at the rear of the Town Center shopping center (APN: 028-12-006 & 019). Applicant: Shapell Industries of Northern California. Project Planner: Troy Fujimoto, (408) 586-3287 (PJ #3153) *(Recommendation: Continue to March 24, 2004)*
- * 5. **SIGN ORDINANCE AMENDMENT NO. 124.26 (ZT2003-5)** *(Continued from February 25, 2004):* A request to amend the sign ordinance to increase the number of freestanding signs allowed in the Town Center District. Applicant: Shapell Industries of Northern California. Project Planner: Troy Fujimoto, (408) 586-3287. (PJ #3153) *(Recommendation: Continue to March 24, 2004)*

IX. ADJOURNMENT

THE NEXT PLANNING COMMISSION MEETING IS March 24, 2004

The Planning Division will provide a recorded agenda or minutes on standard cassette or printed in large type upon request for the visually impaired. In compliance with the Americans with Disabilities act, individuals requiring accommodation for this meeting should notify the Planning Division 48 hours prior to the meeting at (408) 586-3279, TDD (408) 586-3013.

MILPITAS PLANNING COMMISSION SUBCOMMITTEE

The Planning Commission Subcommittee consists of two members (currently Debbie Giordano-regular member, Gurdev Sandhu-regular member and Deepka Lalwani-alternate member) of the Planning Commission, who have approval authority for minor "S" Zone project reviews not involving public hearings. The project reviews are held at 6:30 P.M. on Planning Commission meeting nights, in the City of Milpitas City Hall Committee Room, First Floor, 455 E. Calaveras Boulevard.

- a. **S-ZONE APPROVAL AMENDMENT NO. SA2004-14:** Request to construct an 800 square foot exterior storage enclosure in the northwest portion of the parking lot of Wal Mart, located at 301 Ranch Drive (APN: 022-29-016), zoned General Commercial (C2). Applicant: P&R Architects. Project Planner: Kim Duncan, (408) 586-3283.
- b. **S-ZONE APPROVAL AMENDMENT NO. SA2004-15:** Request to replace an existing 6' monument sign with a new 6'-1" illuminated double-faced aluminum monument sign to be installed on the street corner of Calaveras Boulevard and Dempsey Way for Days Inn located at 95 Dempsey Way (APN: 088-04-065), zoned Neighborhood Commercial (C1). Applicant BLR Sign Systems. Project Planner: Cindy Hom, (408) 586-3284.